

me
mc 9/04/12 10:20:20
DK T BK 3,495 PG 242
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

Prepared by: Shapiro & Massey, L.L.C. J. Gary Massey, MSB No. 1920 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 S&M No. 12-005670	Return to: Shapiro & Massey, L.L.C. 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 Loan No. XXXXXX7276
Grantor PHH Mortgage Corporation PHH Mortgage Corporation 2001 Bishops Gate Blvd. Attn: Mail Stop SV-01 Mount Laurel, New Jersey 08054 904-733-6594 - N/A	Grantee Shapiro & Massey, LLC 1910 Lakeland Drive, Suite B Jackson, MS 39216 (601)981-9299 - N/A

Index: Lot 894, Section C, Southaven Subdivision, Plat Bk 2, Pg 19, DeSoto Co., MS

SUBSTITUTION OF TRUSTEE

WHEREAS, on February 20, 2007, Leland J. Farmer, an unmarried person, executed a certain deed of trust to First American Title, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., as nominee for Century 21 Mortgage which deed of trust is of record in the office of the Chancery Clerk of DeSoto County, State of Mississippi in Book 2,666 at Page 34, and recorded in the aforesaid Chancery Clerk's Office and being secured by real property being more particularly described as follows:

(See Exhibit A)

WHEREAS, the undersigned is the present holder and beneficiary of the deed of trust referenced above; and

WHEREAS, PHH Mortgage Corporation pursuant to the provisions of the aforesaid Deed of Trust and for reasons satisfactory to itself, has elected to substitute Shapiro & Massey, LLC as Trustee in and for the above described deed of trust and the indebtedness secured thereby; and

1801 Caine Cove, Southaven, MS

NOW THEREFORE, PHH Mortgage Corporation, the present owner and holder of the above described deed of trust, acting by and through its duly authorized officers, does hereby substitute Shapiro & Massey, LLC as Trustee in the place and stead of the current trustee and does hereby confer upon the said Shapiro & Massey, LLC full and complete power to execute said trust as Trustee as provided by the terms of the aforesaid deed of trust.

Should the undersigned become the last and highest bidder at the foreclosure sale, the Trustee is hereby authorized to transfer and assign said bid and to convey title to said foreclosed property to the Secretary of Housing and Urban Development or the Secretary of Veterans Affairs, or whomsoever the undersigned shall authorize. The statement in the Substitute Trustee's deed that the undersigned has requested transfer of its bid to grantee(s) in the Substitute Trustee's Deed shall be binding on the undersigned and conclusive evidence in favor of the assignee or other parties thereby, and that the Substitute Trustee is duly authorized and empowered to execute same.

WITNESS THE EXECUTION HEREOF by the aforesaid corporation acting by and through its duly authorized officers, this the 24 day of August, 2012.

PHH Mortgage Corporation

By: Jane M. Spore

Its: Assistant Secretary

STATE OF New Jersey
COUNTY OF Burlington

Personally appeared before me, the undersigned authority for the jurisdiction aforesaid, on this the 24 day of August, 2012, the within named Jane M. Spore who acknowledged that (s)he is Assistant Secretary of PHH Mortgage Corporation, and that for and on behalf of the said corporation, and as its act and deed, (s)he executed the above and foregoing instrument, after having been first duly authorized so to do.

(SEAL)

Alice P. Harden
Notary Public

My commission expires:

ALICE P. HARDEN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 4/17/2013

1801 Caine Cove, Southaven, MS

Exhibit A

Lot 894, Section C, Southaven Subdivision, in Section 23, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 2, Page 19, in the office of the Chancery Clerk of DeSoto County, Mississippi.

1801 Caine Cove, Southaven, MS